

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 9, 2005

ITEM NO. 12

CASE NUMBER/ PROJECT NAME	20-DR-2005 Town Center Commercial (@ DC Ranch)		
LOCATION	10375 E Horseshoe Canyon Drive		
REQUEST	Request approval of a site plan, elevations, landscape plans, & wall plans for a Planned Commercial Center (PCC) located within the Town Center at DC Ranch, which will include retail, restaurants, and offices.		
OWNER	D M B Associates, Inc. 480-367-7000	ENGINEER	Wood, Patel & Associates, Inc. 602-335-8500
ARCHITECT/ DESIGNER	H & S International 480-585-6898	APPLICANT/ COORDINATOR	Shelly McTee Biskind Hunt & Taylor 602-955-2328
BACKGROUND	<p>Zoning. DC Ranch is a master planned community. The site is zoned Planned Community Center/Planned Community District (PCC/PCD). The PCC/PCD zoning district allows a larger variety of commercial activities to serve a larger segment of population than a typical neighborhood shopping center.</p> <p>Context. This site is located at the northeast corner of Union Hills Drive and Thompson Peak Parkway intersection, within DC Ranch's Town Center, planned for a mixed-use development. Single-family homes are planned adjacent to the north and east of the property, and also to the west (across Thompson Peak Parkway). A health studio is under construction in the Town Center on the south side of Union Hills Drive.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Single-family homes planned, R1-10 PCD zoning• South: Health studio under construction, PCC PCD zoning• East: Single-family homes planned, R1-10 PCD zoning• West: Single-family homes planned, R1-10 PCD zoning		
APPLICANT'S PROPOSAL	<p>Applicant's Request. This is a request to approve the site plan and elevations for a Planned Commercial Center at DC Ranch's Town Center. The developer proposes to construct approximately 92,000 square feet of commercial space at the DC Ranch Town Center. The buildings are located with maximum exposure to the streets, and the majority of parking is provided in a parking structure behind the</p>		

buildings. Access will be from both Union Hills Drive and Thompson Peak Parkway. Limited on-street parking is proposed on Union Hills Drive, which terminates at the Town Center. Nearby residential uses will be buffered from the commercial uses by parking, grade changes, landscaping, and walls.

Development Information:

- Existing Use: Vacant
- Proposed Use: Commercial Center; 5 bldgs, tower, column fountain
- Parcel Size: 6.25 acres
- Development Size: 92,000 +/- sq.ft.
- Building Height Allowed/Proposed: 56 ft. allowed, 75 ft. for towers.
21 feet to 46 feet provided
with a 75 foot tall tower.
- Parking Required/Provided: 381 required, 395 provided
- Open Space Required/Provided: 0.5 acre required, 0.54 acre provided
- FAR: 0.32

DISCUSSION

The proposed commercial center has five buildings with a mixture of commercial uses. The buildings will range in height from one story to two stories and are arranged around a plaza at the Union Hills terminus. A 75-foot tower anchors the east end of Union Hills Drive, and the plaza is accentuated with a 32-foot tall column/fountain feature. The tower feature will also be pre-designed to accommodate hidden wireless antennas.

The Spanish architecture style of the commercial center will be compatible with the established architecture themes of DC Ranch. The building materials include brown and tan colored stucco, stone, and clay roof tiles. Building facades include pedestrian-scaled details such as timber beams, pre-cast elements, colored fabric awnings, and wrought iron accents. Landscaping will be desert materials as approved in the Environmental Design Master Plan for this portion of DC Ranch.

The site gently slopes from northeast to southwest, so the northeast side of the property will be regraded to meet grades at Union Hills Drive. This grade work will enable the upper level of the parking structure to be at similar grade with the adjacent homes to the northeast. A retaining rock wall, with landscaping to soften its appearance, will be provided along the north and west sides of the main parking area. Pedestrian connections will be provided throughout the site and to the surrounding community.


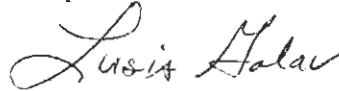
STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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Project Coordination Manager
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E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY


Tim Curtis
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations (11 pgs.)
 - A. Fire Ordinance Requirements
 - B. Stipulations/Zoning Ordinance Requirements

**DC RANCH
TOWN CENTER COMMERCIAL
PROJECT NARRATIVE**

DC Ranch L.L.C. (the "Developer") is the owner and developer of approximately eight (8) acres of land located at the northeast corner of Thompson Peak Parkway and Union Hills Drive within Town Center at DC Ranch (the "Property"). The Property has a zoning designation of Commercial Office ("CO") and Planned Commercial Center ("PCC") with a Planned Community Development district ("PCD") overlay. At the time of development, the Developer is required to select the CO or the PCC zoning category for the development. The Developer has elected to develop the Property under the PCC zoning category. The Property is located within the Town Center portion of DC Ranch and is therefore subject to the Generalized Design Concept Plan previously approved by the City Council in addition to the PCC development standards.

The Property, located north of the DC Ranch Village Health Club and Spa (the "Village Club"), is one of the final remaining parcels at DC Ranch to be planned and developed. The proposed development will be approximately 100,000 square feet of space dispersed in several buildings (the "Commercial Center"). It is anticipated that the uses will include retail, restaurants, office, medical offices, and a parking deck.

The architecture of the proposed project will consist of buildings with massing, materials and detailing based on the buildings originally built throughout Arizona, Mexico and Spain. The buildings will be primarily stucco and stone with tile roofs. The facades will have pedestrian scaled details including heavy timber, pre-cast elements, fabric awnings and wrought iron accents. Historically accurate detailing will be used to give the buildings a sense of permanence, authenticity and distinction.

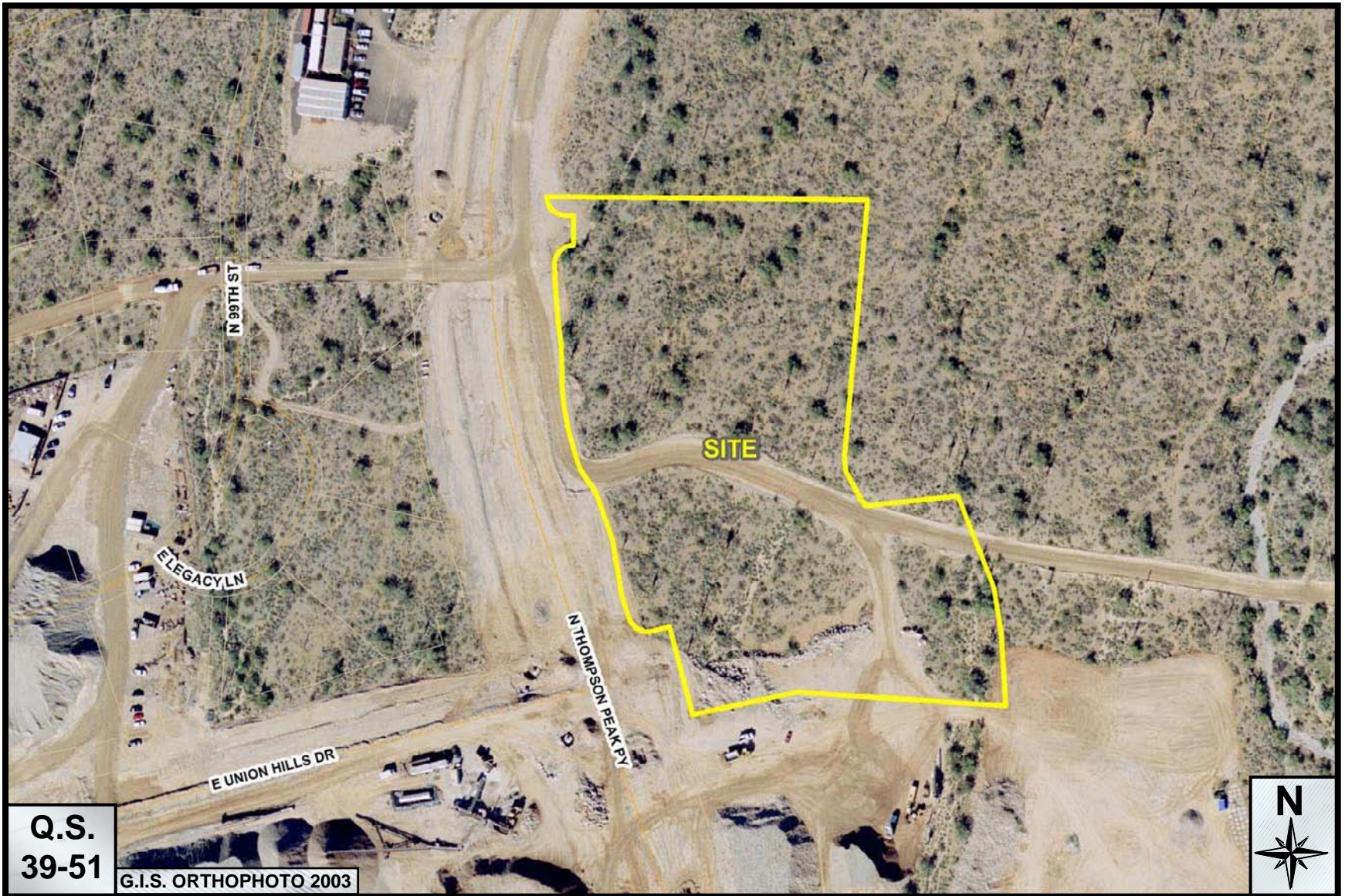
The open space requirements for parcels located within the Town Center area of DC Ranch have been carefully planned for the area as a whole. Accordingly, although there is open space on individual parcels, the open space requirements have previously been designated to be located in certain areas. There will be open space within the Commercial Center along the western boundary in the Thompson Peak Parkway setback and at the park within the private drive south of the Commercial Center.

Access to the Commercial Center will be off of the private drive to the south and at the northwest corner of the Property off of Thompson Peak Parkway. Union Hills Drive will be a private drive east of Thompson Peak Parkway. The design for this private drive is pedestrian scaled to encourage activity between the retail and office uses within the Commercial Center and the Village Club to the south. Additionally, there will be a pedestrian connection between the Commercial Center and the residences to the east of the Property. Finally, there will be a connection from the Commercial Center to the DC Ranch path and trail system which will encourage non-vehicular modes of transportation and pedestrian activity in and around the Property.

DC Ranch
Town Center Commercial
Project Narrative
Page 2 of 2

The purpose of this submittal is to obtain Development Review Board approval of a site plan, landscape plans, walls, including the perimeter wall, and building elevations for the Commercial Center, including the park setting within the private drive to the south.

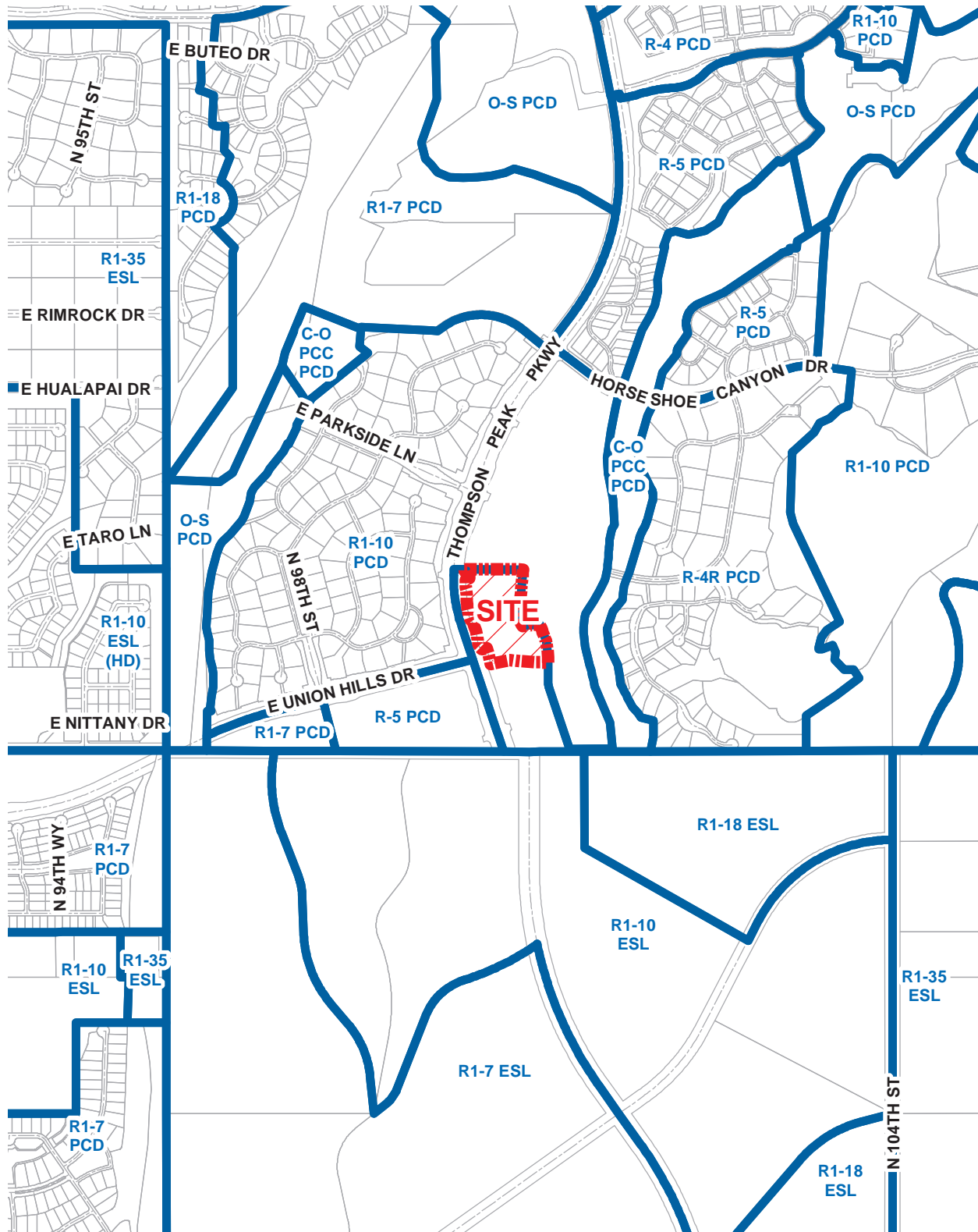
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Town Center Commercial (@ Dc Ranch)

20-DR-2005

ATTACHMENT #2A



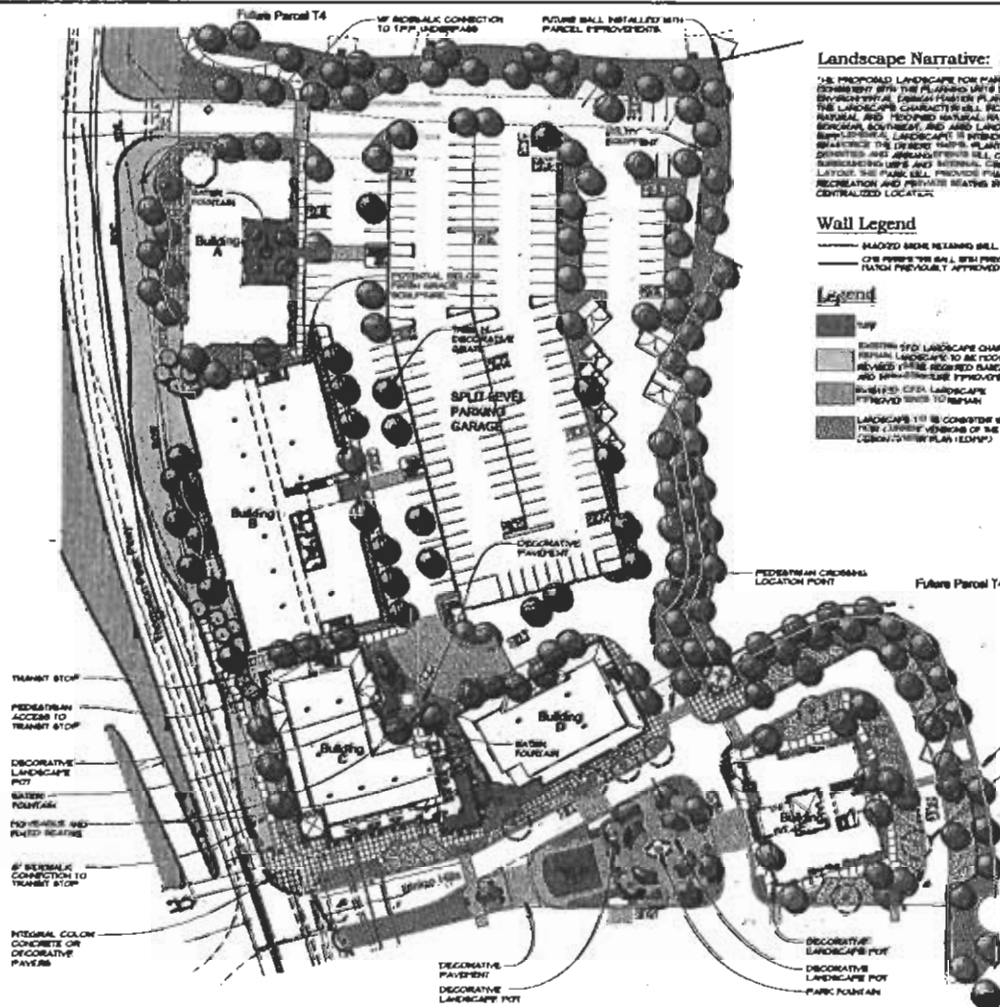
20-DR-2005

ATTACHMENT #3



CONCEPTUAL LANDSCAPE AND WALL PLAN

Preliminary Plant Palette

[illegible]

Landscape Narrative:

THE PROPOSED LANDSCAPE FOR PARCEL 13B IS CONSIDERED WITH THE PLANNING UNIT IN A, 4 & 5 ENVIRONMENTAL FORMER PASTURE LAND (FPP). THE LANDSCAPE DESIGN CONSIDERS THE EXISTING NATURAL AND MODIFIED NATURAL PLANT SPECIES, SOILS, SLOPES, AND AERIAL LANDSCAPE. SUPPLEMENTAL LANDSCAPE IS INTENDED TO REINFORCE THE DESIRED TRAILS, PLANT PALETTE IDENTIFIED AND ARRANGEMENTS WILL COORDINATE WITH THE USES AND FUTURE DEVELOPMENT LAYOUT. THE PLANNING UNIT PROVIDES FOR RECREATION AND PRIVATE SEATING IN A CENTRALIZED LOCATION.

Wall Legend

MAJESTY'S MAIL
CIVIL SERVICE MAIL WITH PRECAST CAP NO
MATCH PREVIOUSLY APPROVED PARCEL IT

Legend

THAT

EXISTING SITE LANDSCAPE CHARACTER TO
REMAIN LANDSCAPE TO BE MODIFIED AND
REMOVED (THE REQUIRED PLANT ON BUILDING
AND NON-REMOVABLE FEATURES)

SUBJECTS OF LANDSCAPE
FEATURES TO REMAIN

LANDSCAPE TO BE CONSISTENT WITH THE
EXISTING LANDSCAPE OF THE BUILT ENVIRONMENT
(NON-REMOVABLE FEATURES)

Turf Calculations

T15-43 502 SQ. FT. OF AREA
T15-43 502 SQ. FT. OF TARP
T15-43 X 250-3871 SQ. FT. OF ADDITIONAL TARP
502-3871+4371 SQ. FT. OF AROUND & TARP
851 SQ. FT. TARP PROVIDED
3875 SQ. FT. OF WATER INTENSIVE LANDSCAPE
ANTICIPATED
TOTAL LANDSCAPE AREA = 5025

Shaping and Pinegrading:

[illegible]

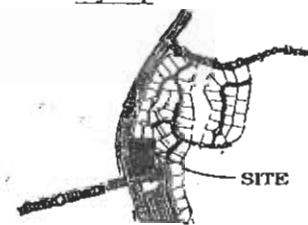
Site Lighting:

PLEASE DO NOT LIGHTEN SMOKING

Irrigation Masterplan:

ALL FORESTERS AND HARBORLANDSCAPE APPROVED SHALL BE ISSUED BY AN AUTOMATIC BACKGROUND INVESTIGATION SYSTEM MAINTAINED BY THE HARBOR ASSOCIATION UNDER STRICT OVERSIGHT.
ALL COMMERCIAL LANDSCAPE WILL BE CAPTURED BY A REPARATION SYSTEM AND MAINTAINED BY A SEPARATE ASSOCIATION. LATENT AND EVIDENCE SHALL BE COMBINED WITH THE HARBOR INVESTIGATION STANDARDS. TRICKS AND TRICKS WILL BE SEPARATELY MAINTAINED.

key map



North
Scale: 1" = 30' 4"
13 March 2005

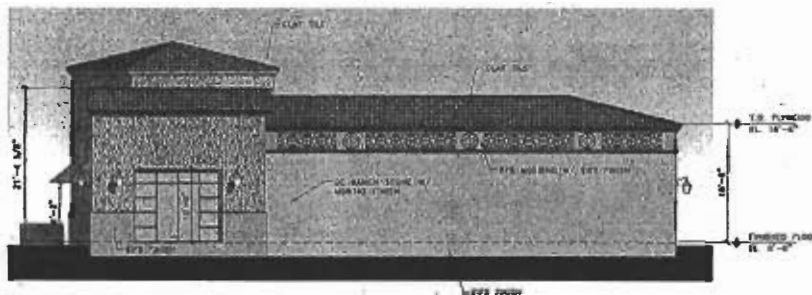
vollmer
& ASSOCIATES

D.C. RANCH PARCEL T3A

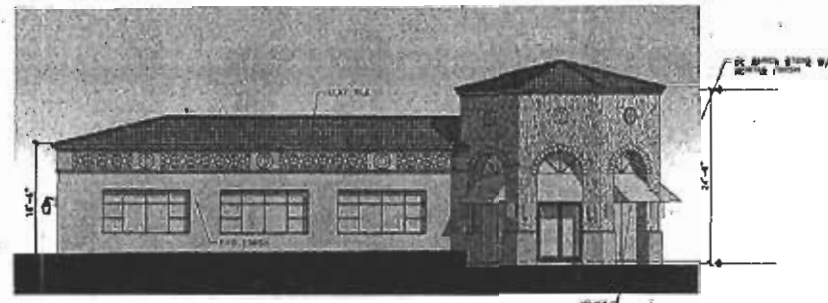
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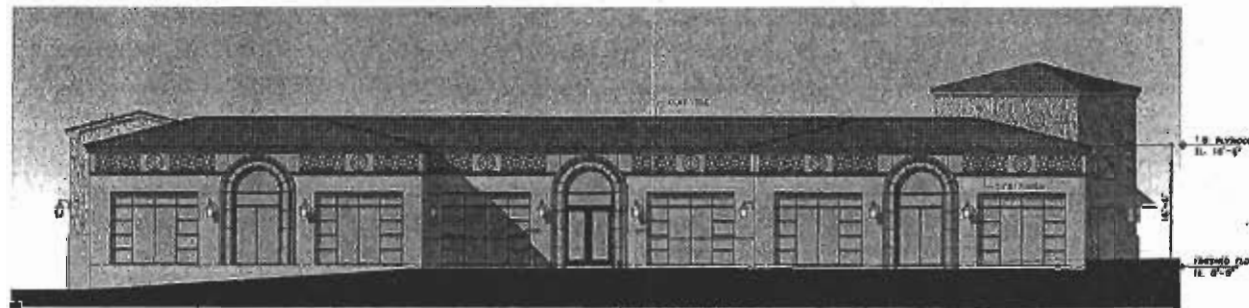
BUILDING "A" - ELEVATIONS



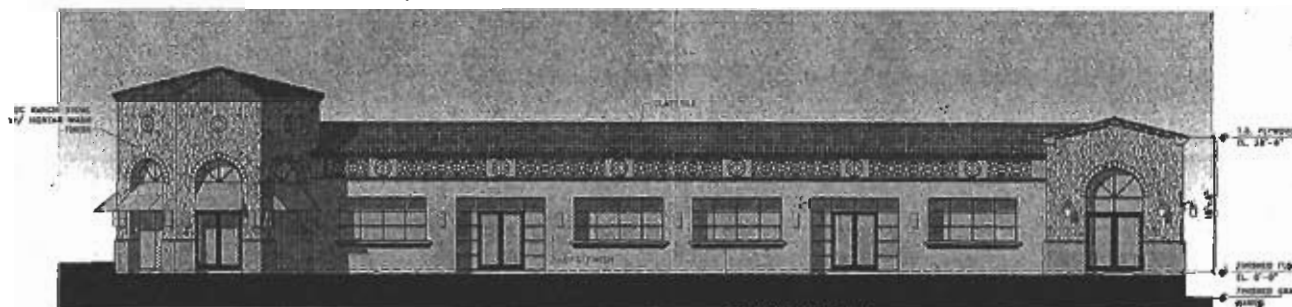
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS 1/8" = 1'-0"

MATERIALS*

STONE
DC Ranch Stone
with Marble Wash

PAINT:
Ben Edwards
Main Body - Tuxedo SP 63
Base - Coral Clay SP 148

ROOFING:
Clay Roof Tile
Redland Mfg.
Cape Antigua, SC Blend

WINDOW GLASS:
1" Insulating Unit
Pacific States
Bronze or Clear
Mullions - Del Bronze Anodized

WOOD SHUTTERS:
Sain OR 251

FOUNTAIN:
Cantera Stone
Fountain R.B.

*SEE MATERIAL BOARD FOR SAMPLES



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DATE: 06/01/05

ATTACHMENT #6

DMB International LLC
20-DR-2005
06/01/05

TOWN CENTER PARCEL T3A

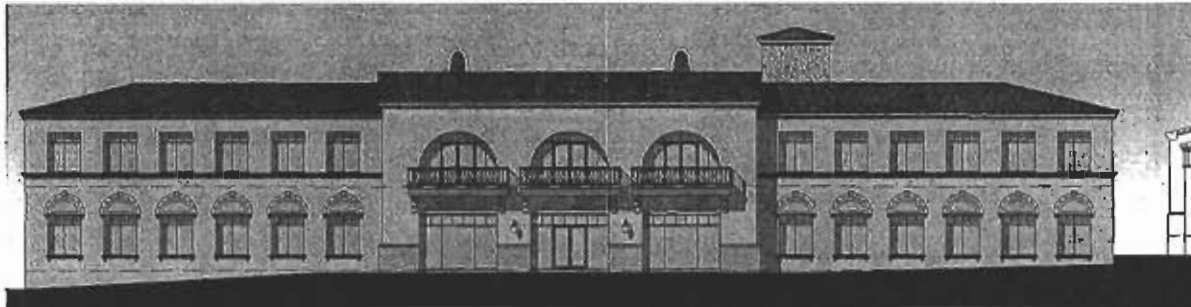
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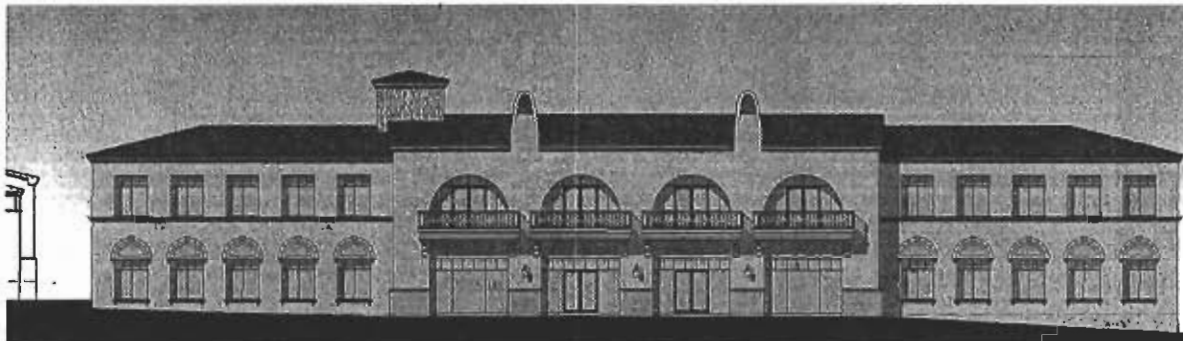




BUILDING "B" ELEVATIONS



EAST ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS 3/32" = 1'-0"



MATERIALS*

STONE:

DC Ranch Stone
with Mortar Wash

PAINT:

Dunn Edwards
Main Body - Travertine SP 63
Base - Coral Clay SP 148

ROOF:

Clay Roof Tile
Redland Mfg.
Cala Antigua, SC Blend

WINDOW GLASS:

1" Insulated Units
Pacific States
Bronze on Clear
Mullions - Dark Bronze Anodized

WOOD SHUTTERS:

Stain OK 251

FOUNTAIN:

Cascadia Sloop
Pison R.B.

*SEE MATERIAL BOARD FOR SAMPLES



CONTEXT MAP

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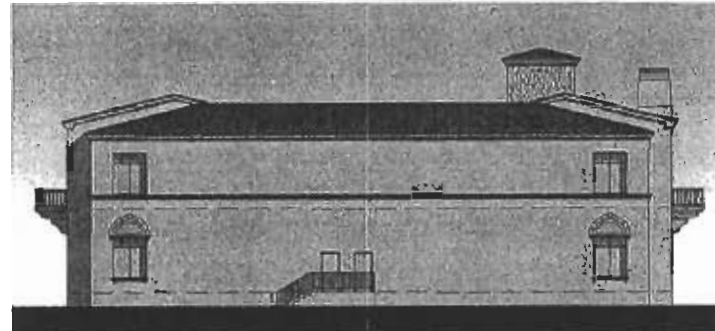
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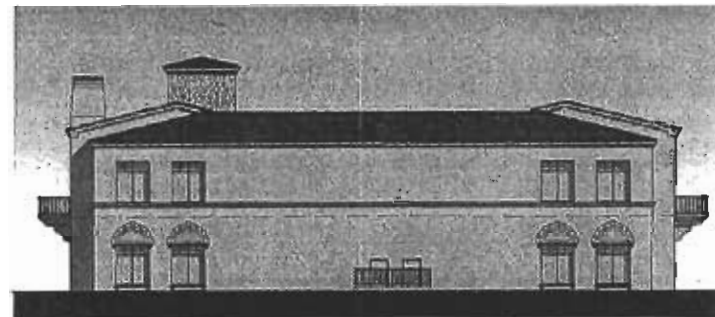




BUILDING "B" ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION

MATERIALS*

STONE:

BC Ranch Stone
with Stone Wash

PAINT:

Dunn Edwards
Main Body - Tuxedo SP 63
Base - Coral Clay SP 148

ROOF:

Clay Roof Tile
Redland Mfg.
Celtic Antigua, SC Blend

WINDOW GLASS:

1" Insulated Units
Pacific States
Bronze on Clear
Motions - Dark Bronze Anodized

WOOD SHUTTERS:

Stain OE 251

FOUNTAIN:

Chateau Stone
Fountain R.B.

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PAGE 1 OF 1

EXTERIOR ELEVATIONS 2005 - 1-0

TOWN CENTER PARCEL T3A

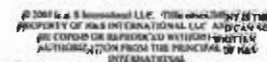
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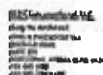




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TABLE 1. *continued*

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TOWN CENTER PARCEL T3A

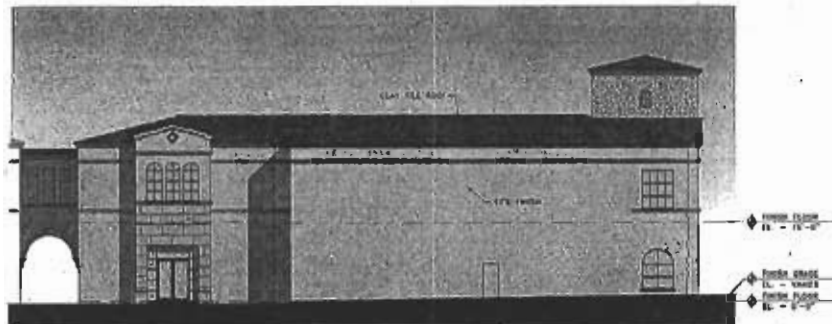
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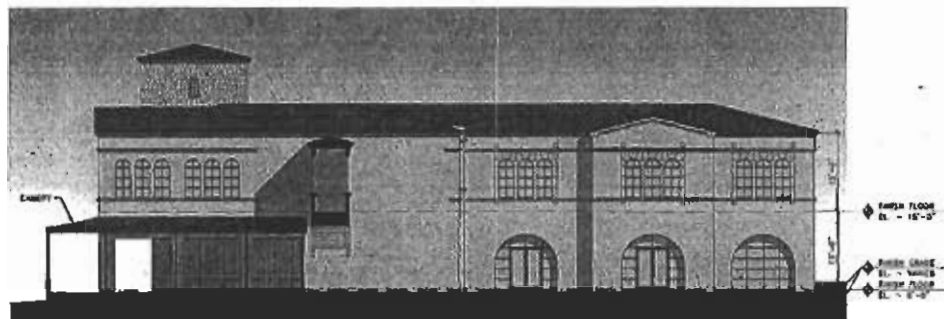
DME



BUILDING "C" ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS 3/32" = 1'-0"

MATERIALS*

STONE:

DC Ranch Stone
with Mortar Wash

PAINT:

Dean Edwards
Main Body - TruScape SP 63
Base - Coral Clay SP 148

ROOF:

Clay Roof Tile
Redland Mfg.
Cafe Antigua, SC Blend

WINDOW GLASS:

1" Insulated Units
Pacific States
Breaks on Clear
Mullions - Dark Bronze Anodized

WOOD SHUTTERS:

Stain OK 251

FOUNTAIN:

Carrera Stone
Finest B.B.

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0-113 31 MAR 2005 PM



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TOWN CENTER PARCEL T3A

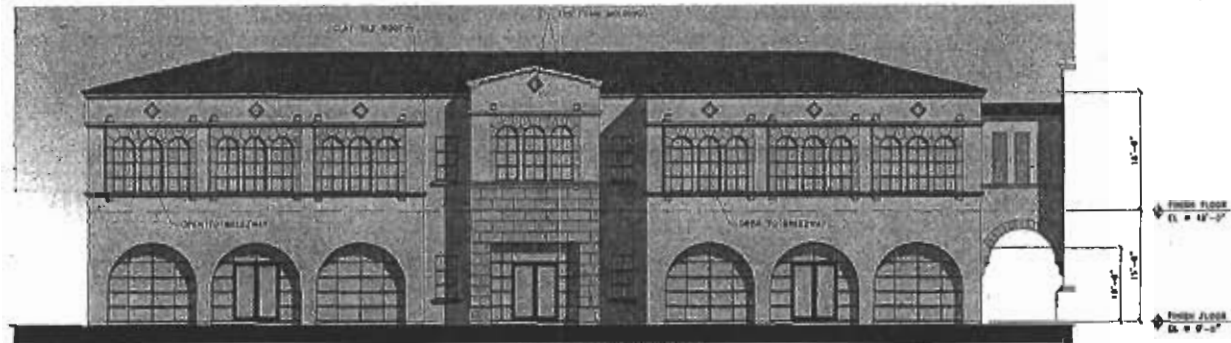
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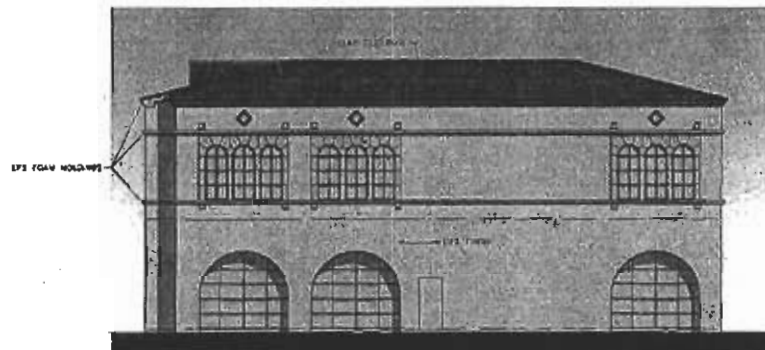




BUILDING "D" ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS 1/8" = 1'-0"

MATERIALS*

STONE:
DC Ranch Stone
with Mortar Wash

PAINT:
Dunn Edwards
Main Body - Travertine SP 63
Base - Coral Clay SP 143

ROOF:
Clay Roof Tile
Redland Mfg.
Cafe Antigua, SC Blend

WINDOW GLASS:
1" Insulated Units
Pacific States
Bronze on Clear
Mullions - Dark Bronze Anodized

WOOD SHUTTERS:
Stain OK 251

FOUNTAIN:
Carrera Stone
Paved R.B.

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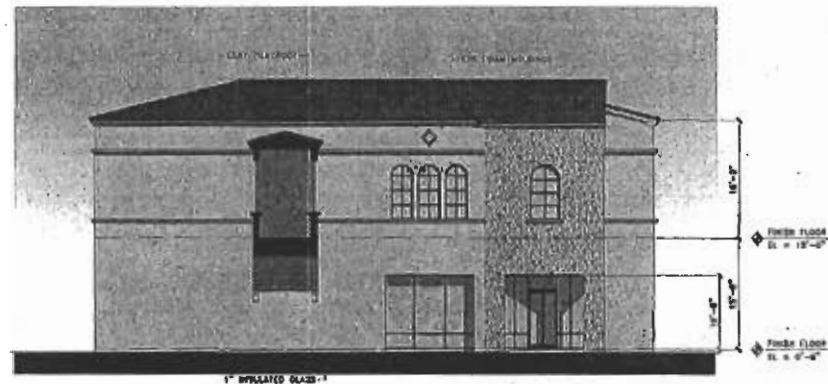
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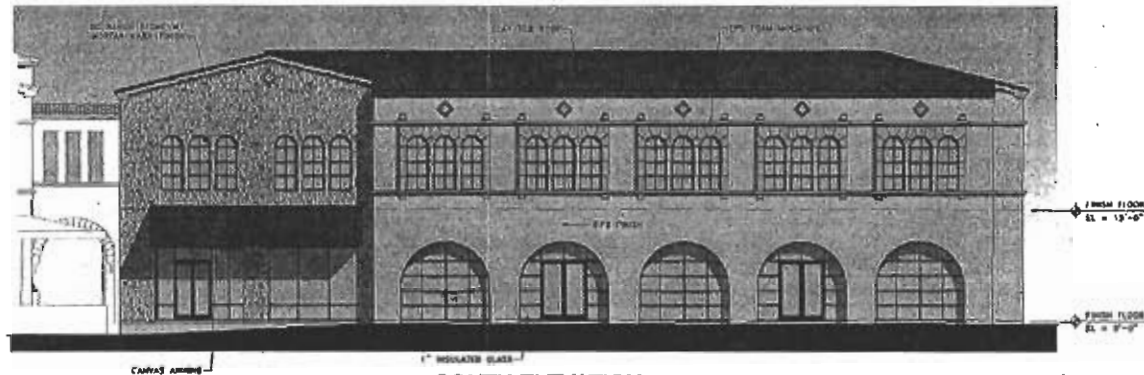




BUILDING "D" ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS 1/8" = 1'-0"



MATERIALS*

STONE:
DC Ranch Stone
with Mortar Wash

PAINT:
Dean Edwards
Main Body - Travertine SP 63
Base - Coral Clay SP 148

ROOF:
Clay Roof Tile
Redland Mfg.
Cafe Antigua, SC Blend

WINDOW GLASS:
1" Insulated Units
Pacific States
Bronze on Clear
Mullions - Dark Bronze Anodized

WOOD SHUTTERS:
Stain OK 251

FOUNTAIN:
Castles Stone
Pison R.B.

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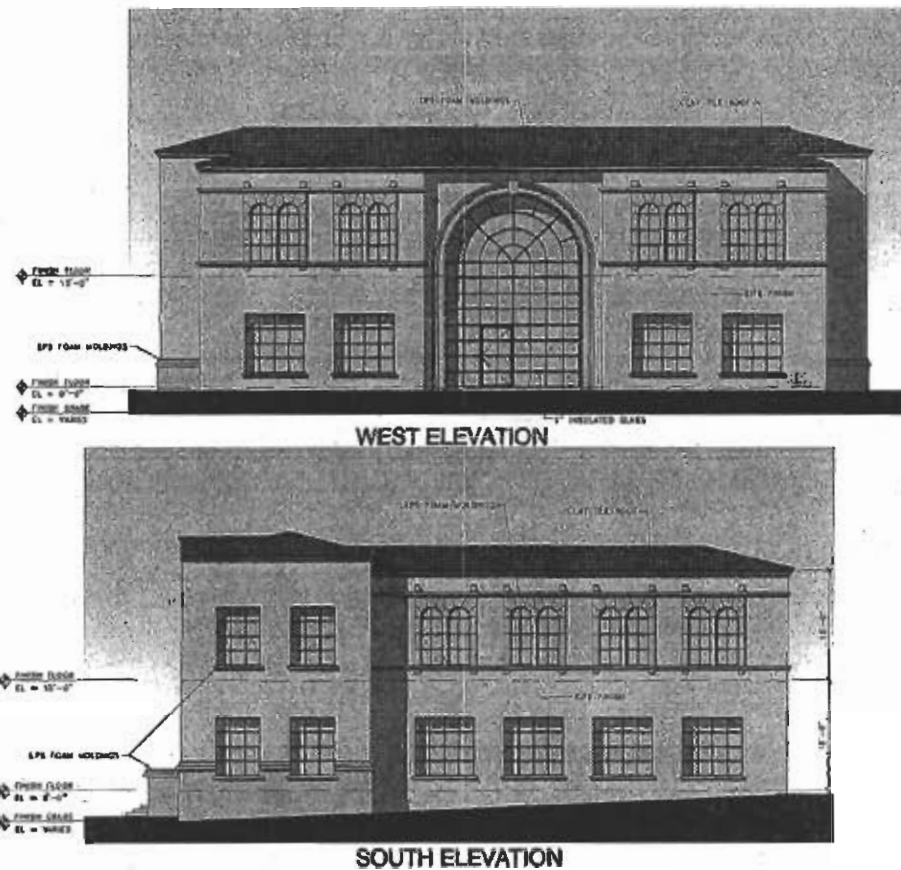
20-DR-2005

REV: 06/01/05





BUILDING "E" ELEVATIONS



MATERIALS*

STONE:
DC Ranch Stone
with Mortar Wash

PAINT:
Dunn Edwards
Main Body - Travertine SP 63
Roof - Coral Clay SP 148

ROOF:
Clay Roof Tile
Radford Mfg.
Cafe Antigua, SC Road

WINDOW GLASS:
1" Insulated Units
Pacific States
Bronze on Clear
Millions - Dark Bronze Anodized

WOOD SHUTTERS:
Stain OK 251

FOUNTAIN:
Clayton Stone
Patio S.B.

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EXTERIOR ELEVATIONS 1/8" = 1'-0"



TOWN CENTER PARCEL T3A

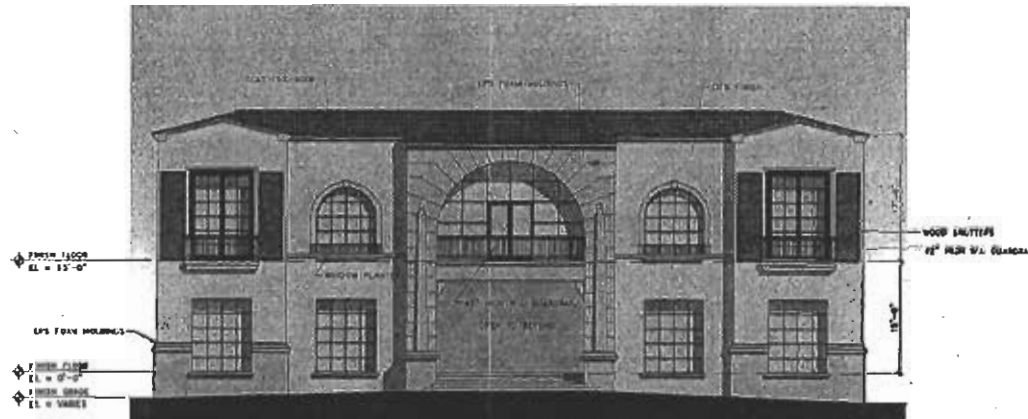
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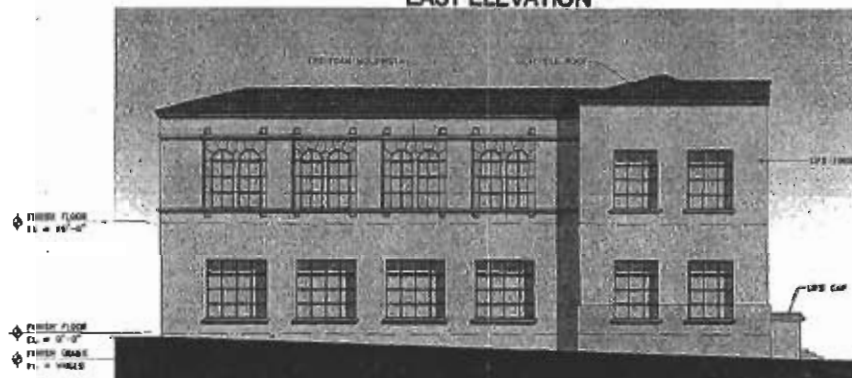




BUILDING "E" ELEVATIONS



EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS 1/8" = 1'-0"



MATERIALS*

STONE:
DC Ranch Stone
with Mortar Wash

PAINT:
Dunn Edwards
Main Body - Terracotta Sp 63
Sill - Coral Clay Sp 148

ROOF:
Clay Roof Tile
Rolled Mfg.
C&G Antigua, SC Blend

WINDOW GLASS:
1" Insulated Units
Pacific States
Bronze on Clear
Mullions - Dark Bronze Anodized

WOOD SHUTTERS:
Stain OK 251

FOUNTAIN:
Cast Stone
Piscine RLB

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CONTEXT MAP

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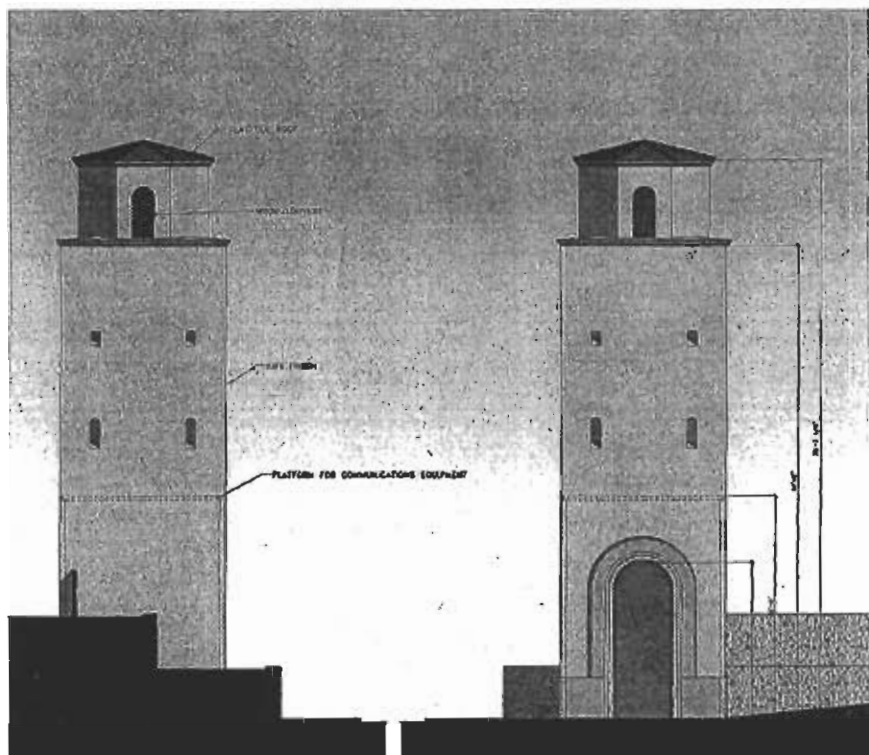
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TOWN CENTER PARCEL T3A

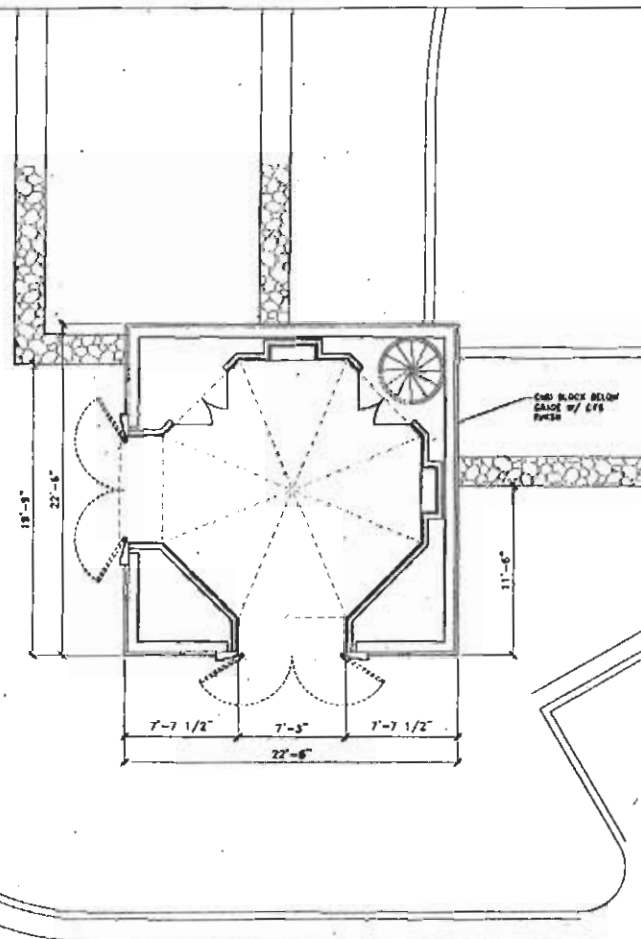
20-DR-2005

REV: 06/01/05





TOWER PLAN 1/4" = 1'-0"



MATERIALS*

STONE

DC Reach Stone
with Mortar Wash

PAIN.

Dunn Edwards
Main Body - Travertine SP 63
Base - Coral Clay SP 148

ROOF:

Clay Roof Tile
Rolland Mfg.
Cafe Antigua, SC Blend

WINDOW GLASS:

1" Insulated Units
Pacific States
Bronze on Clear
Millions - Dark Bronze Anodized

WOOD SHUTTERS:

Status OK 251

FOUNTAIN

Carlotta Sica
Piano II, B.

*PLEASE SEE MATERIAL BOARD FOR SAMPLES



TABLE 1. *Continued*



TOWN CENTER PARCEL T3A

20-DR-2005

REV: 06/01/05

DME



PARKING STRUCTURE ELEVATIONS



MATERIALS*

STONE:
DC Ranch Stone
with Mortar Wash

PAINT:
Dunn Edwards
Main Body: Trivertine SP 63
Base: Coral Clay SP 148

ROOF:
Clay Roof Tile
Railroad Mfg.
Cafe Antigua, AC Blend

WINDOW GLASS:
1" Insulated Units
Pacific States
Bronze on Clear
Millions - Dark Bronze Anodized

WOOD SHUTTERS:
Stain OK 251

FOUNTAIN:
Carotte Stone
Floor R.B.

*PLEASE SEE MATERIAL BOARD FOR SAMPLES



CONTEXT MAP

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INTERNATIONAL

DATE: 06/01/05 BY: H.B.S. INT'L



EXTERIOR ELEVATIONS 1/16" = 1'-0"



HBS International LLC
3000 N. 10th Street
Suite 100
Phoenix, Arizona 85016
Tel: 602.955.1111
Fax: 602.955.1112
www.hbs-intl.com

TOWN CENTER PARCEL T3A

20-DR-2005

REV: 06/01/05



Town Center Commerical
at DC Ranch
Thompson Peak Pkwy & Union Hills
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: per usage SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Town Center Commercial at DC Ranch Case 20-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by H&S International with a preparation date of 3/4/2005 and a staff receipt date of 6/01/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Wood Patel with a preparation date of 5/16/2005 and a staff receipt date of 6/01/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Vollmer & Associates with a preparation date of 3/13/2005 and a staff receipt date of 6/01/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except otherwise integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color, texture, and shall include stone finish to complement the architecture of the building.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the buildings.

Ordinance

- A. The applicant shall provide documentation of the City of Scottsdale's Water Resource approval of the water fountains.

LANDSCAPE DESIGN:

DRB Stipulations

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

11. All exterior luminaries shall be consistent with the DC Ranch Planning Unit II and IV Thematic Character Study.
12. The individual luminaries lamp shall not exceed 250 watts.
13. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 16 feet.
14. There shall be no pole-mounted fixture on the top of the parking garage without separate review and approval.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

15. Bike rack design shall be in conformance with approved DC Ranch bike rack.

Ordinance

- B. Accessible Vehicular parking shall be provided in accordance the Zoning Ordinance.
- C. Bike parking shall be provided in accordance with the Zoning Ordinance.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

16. Flagpoles, if provided, shall be one piece, conical, and tapered.
17. Patio umbrellas and fabric awnings shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- D. At the time of review, the applicable zoning, case(s) for the subject site were: 54-ZN-89#1-7 and Town Center Study Area.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

18. Demonstrate consistency with the following reports and improvement plans: Improvement plans and drainage report for Thompson Peak Parkway Community Facilities District from Horseshoe Canyon to the DC Ranch South Boundary dated 10/15/03 and Union Hills Drive Community Facilities District from Thompson Peak Parkway to 91st Street dated 11/13/03.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

19. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
20. Demonstrate consistency with the approved master drainage plan and report entitled DC Ranch Planning Units 3, 5, and 6 Drainage Master Plans.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - c. The final drainage report for this development will need to demonstrate consistency with the final drainage report for the Thompson Peak Parkway CFD project.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

Right of way dedications have been provided, and the construction of off-site roadway and sidewalk improvements have been constructed as part of the Thompson Peak Parkway Community Facilities District project.

DRB Stipulations

21. Site access, driveway locations, street cross sections, path and trail requirements, etc., shall be in conformance with the approved Master Circulation Plan for Units III, V, and VI of DC Ranch and any approved amendments.

INTERNAL CIRCULATION:

DRB Stipulations

22. Curb at drive aisle approach to parking garage shall be modified to align with parking garage entrance.
23. The developer shall provide a minimum parking-aisle width of 24 feet.
24. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- E. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS**DRB Stipulations**

25. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
26. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Thompson Peak Parkway except at the approved driveway location.
27. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**F. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

G. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

28. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail
29. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.

- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

H. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

I. Underground vault-type containers are not allowed.

J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

30. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**Ordinance**

L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

31. On-site sanitary sewer shall be privately owned and maintained.

32. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

M. Privately owned sanitary sewer shall not run parallel within the waterline easement.

N. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

33. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- O. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]